



**COUNTY OF PLACER
PLANNING COMMISSION
SPECIAL MEETING
ACTION AGENDA**

**OFFICE OF
Planning Department**
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November 16, 2006

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell & Richardson Drive, Auburn CA 95603

ALL COMMISSIONERS WERE PRESENT

FLAG SALUTE

10:00 am **A) CORRESPONDENCE, REPORTS, AND AGENDA SCHEDULING AS TIME PERMITS** - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

No comments **B) PUBLIC COMMENT** - Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda.

PUBLIC HEARINGS

1) 10:05 am **NEW ROAD NAME
ASSIGNMENT - FOOTHILLS BOULEVARD NORTH**
*Approved
unanimously
7:0* Consider a staff-initiated proposal to name a new section of roadway connecting the Sunset Boulevard West extension on the south to Athens Avenue on the north as "Foothills Boulevard North".

2) 10:10 am **APPEAL OF ZONING ADMINISTRATOR APPROVAL OF DIETRICH
VARIANCE (PVAAT20060640) – KELLY ANDERSON**
*Denied the
appeal 7:0* Consider a third-party appeal from Kelly Anderson of the Zoning Administrator's approval of a Variance to allow the encroachment of a new entry porch and garage into the front setback, and an appeal of a Variance to the minimum lot size requirement of one-half acre to allow for the keeping of poultry.
*Continued fence
& arbor issue to
next available
hearing as a
Consent
Calendar item.* Project Location: 3525 Old Auburn Road, Roseville area
APN: 468-060-033
Total Acreage: 0.32 acres
Zoning: RS-AG-B-40 (Residential Single Family combining Agricultural combining Building Site Size of 40,000 square feet minimum).

Community Plan Area: Granite Bay
MAC Area: Granite Bay
Appellant: Kelly Anderson (916) 532-1470
Applicant/Owner: Stephan & Kari Dietrich (530) 784-8406
Planner –Lisa Carnahan (530) 745-3067
Engineering & Surveying – Sharon Boswell (530) 745-7508
Environmental Health – Dana Winyninger (530)745-2366

3) 10:40 am
Denied appeal
5:2

MB & MS - no

**APPEAL OF ZONING ADMINISTRATOR DENIAL OF A
MODIFICATION OF A CONDITIONAL USE PERMIT
(PCPMT20060524) JEFFREY FISHER**

Consider an appeal from Jeffrey Fisher of the Zoning Administrator's denial of a Conditional Use Permit Modification to allow a zero (0) foot setback from a Flood Maintenance/Open Space Easement for a single-family structure and swimming pool, where a minimum setback of 20 feet is required.

Project Location: 8720 Westchester Place in the Morgan Creek Subdivision
APN: 029-110-002

Total Acreage: 1.012 acres

Zoning: RS-AG-B-40-PD-1.0 (Residential Single Family combining Agricultural combining Building Site Size of 40,000 square feet minimum combining Planned Unit Development, 1.0 units per acre).

Community Plan Area: Dry Creek/West Placer

MAC Area: West Placer

Applicant /Owner: Jeffrey Fisher (916) 689-9104

Planner –Lisa Carnahan (530) 745-3067

Engineering & Surveying – Sharon Boswell (530) 745-7508

Environmental Health – Dana Winyninger (530)745-2366

4) 11:10 am
Continued item
to open date.
Commissioners
advise to bring
back a more
detailed site
plan

6:1

MS - no

**APPEAL OF ZONING ADMINISTRATOR APPROVAL OF VARIANCE
(PVAAT20060511) – O'FLANAGAN-GORRE**

Consider a third-party appeal from James and Mary Lambeth of the Zoning Administrator's approval of a Variance to allow for a setback of 15 feet in order to construct a single-family dwelling.

Project Location: 3440 Cedar Springs Lane in the Meadow Vista area

APN: 075-160-057

Total Acreage: 3.9 acres

Zoning: RA-B-100 (Residential Agricultural combining Building Site Size of 2.3 acres minimum)

Community Plan Area: Meadow Vista

MAC Area: Meadow Vista

Appellant: James & Mary Lambeth (530) 878-1104

Applicant /Owner: Linnie O'Flanagan-Gorre & Tyrone Gorre (530) 878-3797

Planner – Crystal Jacobsen (530) 745-3085

Engineering & Surveying – Sharon Boswell (530) 745-7508

Environmental Health – Dana Winyninger (530)745-2366

5) 11:40 am

ZONING TEXT AMENDMENT (PZTA20050609)

Recommended to the Board for approval to:
1) modify allowable land uses for various zone districts; 2) modify section off-premises signs for directional ag signs; 3) modify to establish non-conforming use provisions for commercial shooting ranges; 4) modify definitions regarding public utility facilities

The Planning Commission did not consider Zoning Enforcement revisions
7:0

ALLOWABLE LAND USES AND PERMIT REQUIREMENTS, AGRICULTURAL DIRECTIONAL SIGNS, ZONING ENFORCEMENT INCLUDING ADMINISTRATIVE CITATION REVISIONS, COMMERCIAL SHOOTING RANGES, AND DEFINITIONS
NEGATIVE DECLARATION

Consider revisions to the Placer County Code, Chapter 17 (Zoning Ordinance) to accomplish the following: 1. Modify allowable land uses and permit requirements listed in Section 17.06.030 and within each zoning district (Article 17.06, Part 2, Divisions I, II, III and IV) related to Recycling Facilities Wholesaling and Distribution, Drive-In and Drive-Thru Sales, Grocery and Liquor Stores, Fast Food Restaurants, Vehicle Storage and Commercial Shooting Ranges; 2. Modify Article 17.62 (Zoning Enforcement) to include establishing an Administrative Citation Process; 3. Modify Section 17.54.190 (Off-Premises Signs) to establish an Agricultural Directional Sign Program; 4. Modify Section 17.60.120 A (Non-Conforming Uses of Land) to establish non-conforming use provisions for commercial shooting ranges; and 5. Modify Section 17.04.030 (Definitions) regarding public utility facilities.

Staff Planner: Melanie Heckel (530) 745-3068